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ALL REFERENCES TO SOUTH
CAROLINA FEDERAL SAVINGS
AND LOAN ASSOCIATION
MEAN SOUTH CAROLINA
FEDERAL SAVINGS BANK.

MORTGAGE (Construction)

THIS MORTGAGE is made this 9th day of April,
19 84, between the Mortgagor, Beechwood Properties, Inc.,
(herein "Borrower"), and the Mortgagee, South Carolina
Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of
America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety Thousand Seven Hundred
Fifty and No/100 (\$90,750.00) Dollars or so much thereof as may be advanced, which
indebtedness is evidenced by Borrower's note dated April 9, 1984, (herein "Note"),
providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable
on April 1, 1985.

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the
payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this
Mortgage and the performance of the covenants and agreements of Borrower herein contained, (b) the performance
of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Bor-
rower dated April 9, 19 84, (herein "Loan Agreement") as provided in paragraph 20
hereof, and (c) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to
paragraph 17 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant, and convey to Lender and
Lender's successors and assigns the following described property located in the County of Greenville,
State of South Carolina:

ALL that certain piece, parcel or lot of land with the buildings and
improvements thereon lying and being on the northeasterly side of
Loblolly Lane near the City of Greenville, South Carolina being known
and designated as Lot No. 3 on Plat of Forrester Woods, Section 6
recorded in the RMC Office for Greenville County, South Carolina in
Plat Book 9W, at Page 74, and having, according to said plat, the
following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Loblolly Lane
said pin being the joint front corner of Lots 3 and 4 and running
thence with the common line of said lots N. 76-29 E. 196.02 feet to
an iron pin the joint rear corner of Lots 3 and 4; thence S. 15-31 E.
100 feet to an iron pin the joint rear corner of Lots 2 and 3; thence
with the common line of said lots S. 83-48 W. 196.90 feet to an iron
pin on the southeasterly side of Loblolly Lane; thence with the south-
easterly side of Loblolly Lane N. 16-44 W. 75.0 feet to an iron pin
the point of beginning.

This is the identical property conveyed to the Mortgagor herein by
deed of Prestige Builders of Greenville, Ltd dated January 9, 1984
and recorded in the RMC Office for Greenville, S. C. on January 11, 1984
in Deed Book 1204, at Page 182.

Derivation:

which has the address of Lot 3, Loblolly Lane Mauldin
[Street] [City]
S. C. 29662 (herein "Property Address");
[State and Zip Code]

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the im-
provements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties,
mineral, oil and gas rights and profits, water, water rights, and water stock, all fixtures now or hereafter attached to
the property, and all appliances, building materials, and other moveables placed in or upon the property if the same
were paid for, or were intended to be paid for, from the proceeds of this loan, all of which, including replacements
and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the
foregoing, together with said property are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage,
grant, and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend
generally the title to the Property against all claims and demand, subject to any declarations, easements, or restrictions
listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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